WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 155241 **DEEDWARR**
10/30/2018 03:23:36 PM 2 pgs
Fees: $13.00 Taxes: $851.00

20181030-0107548

G-KQ-18-307

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

HENRY MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-15-2022

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ke Qin **Chris Wright**	new owner	
(NAME) **1025 Southside Court**	(NAME)	**83-13-519.00**
(ADDRESS) **Nashville, 37203**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DELOIS A. BEASLEY, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KE QIN, A SINGLE MAN AND CHRIS WRIGHT, A SINGLE MAN AS TENANTS IN COMMON ,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Shelby Hills, Section Three, of record in Plat Book 3500, Page 116, Register's Office for said County.

Said Lot No. 2 fronts 58.93 feet on the easterly side of South 10th Street and extends back 206.94 feet on the northerly line and 205.20 feet on the southerly line to an alley in the rear on which is measures 58.93 feet.

Being the same property conveyed to Delois A. Beasley, a single person, by Warranty Deed from Barbara White and Brenda K. Lewis Talley, Tenants in Common, recorded November 29, 2000 in Instrument No. 20001129-0116897, Register's Office for Davidson County, Tennessee.

Delois A. Beasley having since married. Roymonte Bond joins in the execution of this Warranty Deed to convey any and all maritial interest he may have to said property.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 3500, Page 116, Register's Office for Davidson County, Tennessee.
- Restrictions set out in Deed in Book 3811, Page 788, Register's Office for Davidson County, Tennessee.
- Restrictions for East Nashville Urban Renewal Project of record in Book 3368, Page 23, Register's Office for Davidson County, Tennessee.
- County Taxes for the year 2019 and subsequent years, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **307 South 10th Street, Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 24th DAY OF OCTOBER, 2018.

Delois A. Beasley

Roymonte Bond

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DELOIS A. BEASLEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of October, 2018.

Notary Public
My Commission Expires: 9-6-22
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROYMONTE BOND, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of October, 2018.

Notary Public
My Commission Expires: 9-6-22
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212